

# Appendix A: 2005-2010 Accomplishments

CODE KEY			
Status:			Department or Division:
C	Completed	= One-time project for which all work has been completed	B – Building Division
O	Ongoing	= Completed program, but one that requires recurring activity	CED – Community and Economic Development
I	In Process	= Staff work is well under way and program will be implemented soon (including any necessary hearings)	HNS – Housing and Neighborhood Services Division
P	Pending	= Program for which preliminary work needs to be initiated, or program is in early stages of work	P – Planning Division
D	Delete	= Program that may no longer be necessary or relevant due to another program, changed circumstances, or policy change	F– Finance Division

Table A-1: 2005-2010 Housing Element Program Implementation Status						
#	2005-2010 Program	Summary of Action	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
1.1	Condominium Conversion	Discourage and/or restrict condominium conversions when such conversions would reduce the number of low or moderate income housing units available throughout the city.	O	P	For the previous Housing Element planning period, the city approved conversions of 32 rental units to condominiums.	The city will continue to consider condominium conversions on a case by case basis.
1.2	Mobile Home Park Preservation	<p>Continue to implement regulations in the zoning ordinance that sets conditions on changes of use or conversions of Mobile Home Parks.</p> <p>Assist lower income tenants to research the financial feasibility of purchasing their mobile home parks so as to maintain the rents at levels affordable to its tenants.</p>	O	P, HNS	<p>In 2010, the City Council approved the conversion of the Lanikai Lane mobile home park from rental to a resident-owned park. The conversion was approved in compliance with applicable provisions of local ordinances, the Subdivision Map Act, and Government Code Section 66427.5, which governs mobile home park conversions.</p> <p>The city has been working with the Lanikai Lane mobile home tenants and new owners to maintain affordable rents. The new owner has agreed to minimal increases in new leases.</p>	The city will continue to implement the mobile home zoning ordinance and assist tenants seeking to purchase their mobile homes with technical assistance.
1.3	Acquisition/ Rehabilitation of Rental Housing	<p>Provide loans, grants, and/or rebates to owners of rental properties to make needed repairs and rehabilitation.</p> <p>Acquire and rehabilitate rental housing that is substandard, deteriorating or in danger of being demolished. Objective of assisting 50 households/units.</p> <p>Provide deferral or subsidy of planning and building fees, and priority processing.</p>	O	HNS, BCE	On November 6, 2012 the City Council approved a \$7.4 million residual receipts loan from the Housing Trust Fund for the acquisition and rehabilitation of 42 1950s-era duplex units in the Barrio. Rehabilitation will include substantial improvements to the interior and exterior of the units and the addition of site amenities such as enhanced landscaping, community garden, children's play area, community room with laundry facilities, and an on-site manager's office. The units will be rent-restricted for 55 years to low income households (50-60% AMI).	Requests for acquisition/rehabilitation of rental properties will continue to be considered on a case by case basis.

**Table A-1: 2005-2010 Housing Element Program Implementation Status**

#	2005-2010 Program	Summary of Action	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
1.4	Rehabilitation of Owner-Occupied Housing	Provide assistance to homeowners to rehabilitate deteriorating housing. Assistance will include financial incentives in the form of low interest and deferred payment loans, and rebates. Households targeted for assistance include lower-income and special needs (disabled, large, and senior) households. Objective of assisting 25 households/units.	O	HNS	The city has implemented a home repair program for owner occupied properties that provides loans which are forgiven after five years. For the Housing Element planning period, the city aided six low income households with home repair loans up to \$5,000 each.	The city will continue offer this program to qualified low income homeowners.
1.5	Preservation of At-Risk Housing	Monitor the status of projects such as Seascapes Village, ensure tenants receive proper notification of any changes and are aware of available special Section 8 vouchers, and contact nonprofit housing developers to solicit interest in acquiring and managing at risk projects.	C/O	HNS	Notices to tenants at Seascapes Village were monitored and city staff worked with owners of Seascapes Village in an attempt to extend the affordability restrictions for the 42 units. Property was sold and new owners declined to work with the city further.	The city will continue to notify tenants and work with property owners in advance of subsidy expiration deadlines to preserve affordable units through technical assistance and helping to determine potential financing resources and options.

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#	2005-2010 Program	Summary of Action	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness												
2.1	Adequate Sites	The city will continue to monitor the absorption of residential acreage in all densities and, if needed, recommend the creation of additional residential acreage at densities sufficient to meet the city's housing need for current and future residents.	O	P, HNS	<p>The city reviews residential development applications for compliance with meeting the minimum densities on which the city relies to meet its share of regional housing needs. Consistent with state law and the city's land use policies, the city shall not approve applications below the minimum densities established in the Housing Element unless it makes the following findings:</p> <p>a. The reduction is consistent with the adopted general plan, including the housing element.</p> <p>b. The remaining sites identified in the housing element are adequate to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584.</p>	This is an ongoing activity. The city will continue to monitor the absorption of residential acreage in all densities and, if needed, recommend the creation of additional residential acreage at densities												
2.1	Adequate Sites	<p>The city shall process a general plan amendment(s) to redesignate a minimum net acreage of each site in Table 6-1 to RH.</p> <p>Table 6-1</p> <table><tr><td>Property</td><td>Acres to be Redesignated to RH</td><td>Density Yield</td></tr><tr><td>Ponto</td><td>6.4</td><td>128</td></tr><tr><td>Quarry Creek</td><td>15.0</td><td>300</td></tr><tr><td>Commercial Mixed Use Ponto</td><td>2.8</td><td>28</td></tr></table>	Property	Acres to be Redesignated to RH	Density Yield	Ponto	6.4	128	Quarry Creek	15.0	300	Commercial Mixed Use Ponto	2.8	28	C	P, HNS	<p>The City Council approved General Plan land use and zoning amendments for the Quarry Creek area in March 2013. The amendments redesignated sites to RH. The changes result in increased capacity to accommodate 340 lower income units at 22.2 units per acre.</p> <p>The redesignations related to the Ponto property were not completed because the Quarry Creek and Barrio (see below) redesignations resulted in greater capacity than identified in Program 2.1 and are sufficient to accommodate the RHNA without the Ponto property.</p>	Completed. Delete from program.
Property	Acres to be Redesignated to RH	Density Yield																
Ponto	6.4	128																
Quarry Creek	15.0	300																
Commercial Mixed Use Ponto	2.8	28																

**Table A-1: 2005-2010 Housing Element Program Implementation Status**

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2.1	Adequate Sites	<p>The city shall process a general plan amendment(s) to redesignate a minimum net acreage of each site in Table 6-2 to RMH.</p> <p>Table 6-2 General Plan Amendment (RMH):Quarry Creek</p> <table><tr><td>Property</td><td>Acres to be Redesignated to RMH</td><td>Density Yield</td></tr><tr><td>Quarry Creek</td><td>17</td><td>200</td></tr></table>	Property	Acres to be Redesignated to RMH	Density Yield	Quarry Creek	17	200	C	P, HNS	<p>The City Council approved General Plan land use and zoning amendments for the Quarry Creek area in March 2013. The amendments redesignated sites to RMH. The changes result in increased capacity to accommodate 316 moderate income units at 16.7 and 14.2 units per acre.</p>	Completed. Delete from program.
Property	Acres to be Redesignated to RMH	Density Yield										
Quarry Creek	17	200										
2.1	Adequate Sites	<p>The city shall process general plan amendments to establish minimum densities of 12 units per acre and 20 units per acre for the RMH and RH land use designations, respectively, except for those RH designated properties in the Beach Area Overlay Zone.</p>	C	P, HNS	<p>The minimum densities zoning ordinance amendment was approved by the City Council in January 2012, and is currently pending approval by the Coastal Commission.</p>	Completed. Delete from program.						
2.1	Adequate Sites	<p>The city shall process amendments to the Village Redevelopment Master Plan and Design Manual and/or other planning documents as necessary to establish, for residential projects and mixed use projects with residential components within the Village Redevelopment Area, minimum densities equal to 80% of the maximum of the density range.</p>	C	P, HNS	<p>Amendments to the master plan were approved by the City Council in November 2012, and are currently pending approval by the Coastal Commission.</p>	Completed. Delete from program.						

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2.1	Adequate Sites	The city shall amend its zoning ordinance, general plan, and other land use documents as necessary to permit residential in a mixed use format on shopping center sites and commercial areas with a General Plan designations of "CL" and "R" and zoning designations of "C-L," "C-1" and "C-2," and/or other general plan and zoning designations as appropriate. Mixed use residential on shopping center and commercial sites shall be at a minimum density of 20 units per acre.	C	P, HNS	The mixed use zoning ordinance amendment was approved by the City Council in January 2012, and is currently pending approval by the Coastal Commission.	Completed. Delete from program.
2.1	Adequate Sites	The city shall process amendments to the general plan and zoning ordinance and process other planning documents as necessary to establish and permit the minimum densities, areas, and land uses as described in Section 3 and specified in Tables 3-4, 3-6 and 3-9 for the Barrio Area.	C	P, HNS	The City Council approved General Plan land use and zoning amendments to the Barrio area in February 2013. The amendments redesignated sites to RMH at a minimum of 12 units per acre, and to R30 at a minimum of 25 units per acre. The changes result in increased capacity to accommodate 353 lower income units and 13 moderate income units.	Completed. Delete from program.
2.1	Adequate Sites	The city will encourage the consolidation of small parcels in order to facilitate larger-scale developments. Specifically, the city will make available an inventory of vacant and underutilized properties to interested developers, market infill and redevelopment opportunities throughout the city, particularly in the Village Redevelopment Area and proposed Barrio Area, and meet with developers to identify and discuss potential project sites.	O	P, HNS	For the Barrio Area, the city maintains an inventory of vacant and underutilized properties, which is available to developers.	The city will continue offer this program to facilitate lot consolidation and to provide incentives for green building.

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2.1	Adequate Sites	For the Barrio Area, incentives shall be developed to encourage the consolidation of parcels and thus the feasibility of affordable housing. These incentives shall include increased density and other standards modifications.	O	P, HNS	<p>On Jan. 29, 2013, the City Council authorized financial assistance (\$7.4 million) to assist a developer acquire existing duplex units located in an area of the Barrio comprised of 27 parcels along Harding Street, Carol Place and Magnolia Avenue. The intent of the property acquisition is to consolidate the parcels and construct a new 140 unit high density (minimum 23 du/ac) lower income affordable housing development.</p> <p>In February 2013, the city increased allowed densities in the Barrio; the city can approve additional density increases and standards modifications through the Inclusionary Housing and Density Bonus Ordinances.</p>	The development of additional incentives for lot consolidation will be considered as part of the comprehensive General Plan and Zoning Ordinance update currently in process.
2.1	Adequate Sites	To facilitate development in the Village Redevelopment Area, modification of standards (including increased density) are permitted for affordable housing, "green" buildings, and projects which meet the goals and objectives of the Village (which include residential and mixed use developments).	O	P, HNS	The city recently approved amendments to the Village Master Plan and Design Manual to raise minimum densities in the Village Area including a statement encouraging lot consolidation. For the Housing Element planning period, two projects in the Village designed to meet LEED Silver certification were approved (one mixed use with nine units, one non-residential) that received modifications to standards.	The city will continue to consider standards modifications and waivers in the Village to assist in the development of affordable housing and green buildings.

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#	2005-2010 Program	Summary of Action	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
2.2	Flexibility in Development Standards	The Planning Department, in its review of development applications, may recommend waiving or modifying certain development standards, or propose changes to the Municipal Code to encourage the development of low and moderate income housing.	O	P	<p>The city considers waivers and modifications to development standards to assist in the development of affordable housing on a case by case basis. In 2011, the Tavarua Senior Apartments were approved by the Planning Commission and building permits were issued. The project was approved with (1) reduced parking, (2) reduced building setbacks, and (3) handicapped parking in the setbacks. In addition, the project received a density increase and has a project density of approximately 55 du/ac, which exceeds the project's allowed density range (the project site is designated in the General Plan as Residential Medium Density, which allows a range of 4-8 du/ac).</p> <p>Tavarua Senior Apartments project exceeds the 15% inclusionary housing requirement by income restricting all 49 residential rental units. Furthermore, the project exceeds the inclusionary housing low-income affordability requirement in that 10 of the apartments are restricted to the extremely low income category, 25 are restricted to the very low income category, and 14 are restricted to the low income category.</p>	The city will continue to consider standards modifications and waivers to assist in the development of affordable housing on a case by case basis.



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2.3	Mixed Use	<p>The city will encourage mixed-use developments that include a residential component. Major commercial centers should incorporate, where appropriate, mixed commercial/residential uses. Major industrial/office centers, where not precluded by environmental and safety considerations, should incorporate mixed industrial/office/residential uses.</p> <p>As described in Program 2.1, the city shall amend the zoning ordinance and other necessary land use documents to permit residential mixed use at 20 units per acre on shopping center sites and commercial areas.</p>	C	P	The mixed use zoning ordinance amendment was adopted by the City Council in January 2012, and is currently pending approval by the Coastal Commission.	Completed program.

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2.4	Energy Conservation	The city of Carlsbad encourages and enforces a range of requirements, programs, and actions to improve household energy efficiency, promote sustainability, and lower utility costs.	O	P, BCE	<p>During the Housing Element period, two projects in the Village designed to meet LEED Silver certification were approved (one mixed use with nine units, one non-residential), that received modifications to standards.</p> <p>The comprehensive update to the landscape manual to implement the Water Efficient Landscape Ordinance was adopted by the City Council in May 2012.</p> <p>The 2010 Building Code, which includes the California Green Building Standards, was adopted by the City Council in 2011.</p> <p>There are four areas in Carlsbad designated as a “smart growth opportunity site” on SANDAG’s Smart Growth Concept Map: the Village and Barrio areas, Plaza Camino Real, Quarry Creek and Ponto. Each of these areas was identified in the 2005-2010 Housing Element Program 2.1 Adequate Sites program as contributing units toward the RHNA. Land use planning for the Barrio was completed in February 2013. A master plan for Quarry Creek, another designated potential smart growth opportunity site, was approved in March 2013.</p> <p>The city continues to make available excess dwelling units for qualifying projects (also see program 3.2 below) such as transit-oriented developments and senior and affordable housing.</p>	<p>Modify program to include the latest standards and technologies for resource conservation and green building. The program should also be modified for consistency with the General Plan update and Climate Action Plan, underway.</p> <p>Move discussion of existing requirements into a separate section on Opportunities for Energy Conservation in the body of the Element.</p>

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#	2005-2010 Program	Summary of Action	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.1	Inclusionary Housing Ordinance	<p>The city will continue to implement its Inclusionary Housing Ordinance that requires 15 percent of all residential units within any Master Plan/Specific Plan community or other qualified subdivision (currently seven units or more) be restricted and affordable to lower income households.</p> <p>For all subdivisions of fewer than seven units, payment of a fee in lieu of inclusionary units is permitted. The fee is based on a detailed study that calculated the difference in cost to produce a market rate rental unit versus a lower-income affordable unit. The city will continue to utilize inclusionary in-lieu fees collected to assist in the development of affordable units.</p> <p>The city will also continue to consider other in-lieu contributions allowed by the Inclusionary Housing Ordinance, such as an irrevocable offer to dedicate developable land.</p>	O	P, HNS	<p>The city continues to implement its Inclusionary Housing Ordinance.</p> <p>To comply with recent case law (Palmer/Sixth Street Properties, L.P. v. City of Los Angeles), the city amended its inclusionary housing requirements. The amendment, which results in only minor changes, is primarily needed to clarify that inclusionary requirements apply to rental projects only if the project developer agrees by contract to limit rent as consideration for a “direct financial contribution” or any other forms of assistance specified in density bonus law.</p> <p>Between, 2005 and 2012, \$450,855 was collected in in-lieu fees and 357 units were constructed using funds from in-lieu fees. (Hunters Point, Bressi, Village by the Sea and Glen Ridge)</p> <p>In 2011, building permits for nine low income units were issued as part of the La Costa Condominiums project (CT 02-28), and the City Council approved the Dos Colinas project, which includes 20 future low income units. Also, two projects receiving building permits in 2011 purchased Inclusionary Housing credits at existing affordable apartments. CT 04-01 purchased 3 credits at Villa Loma, and CT 05-10 purchased 5 credits at Carlsbad Family Housing.</p>	Inclusionary housing program is one of the City's most effective programs to build affordable housing and should be continued.

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3.2	Excess Dwelling Unit Bank	The city will continue to maintain, monitor and manage the Excess Dwelling Unit Bank, composed of "excess units" anticipated under the city's Growth Management Plan, but not utilized by developers in approved projects. The city will continue to make excess units available for inclusion in other projects using such tools as density transfers, density bonuses and changes to the General Plan land use designations per Council Policy Statement 43	O	P	Through its continued implementation of the Growth Management Plan, the city tracks development and the Excess Dwelling Unit Bank in its monthly Development Monitoring Report. "Banked" units are available for qualifying projects, which include affordable housing and density bonuses.	The city will continue to maintain, monitor and and make "excess units" available for qualifying projects, including affordable housing projects.
3.3	Density Bonus	The city will continue to offer residential density bonuses as a means of encouraging affordable housing development.	O	P, HNS	136 units were produced as a result of the density bonus program during the previous planning period (125 for Bressi and 11 for Village by the Sea)	The city will continue to implement this program.
3.4	City-Initiated Development	The city, through the Housing and Redevelopment Department, will continue to work with private developers (both for-profit and non-profit) to create housing opportunities for low, very low and extremely low income households.	O	P, HNS	<p>The city assisted two projects during the previous planning period:</p> <p>Roosevelt Gardens Condos</p> <ul style="list-style-type: none"> <li>• \$47,000 Redevelopment Low/Moderate Income Housing Fund</li> <li>• \$621,000 CDBG</li> <li>• \$1,066,000 HOME</li> </ul> <p>Cassia Heights Apartments</p> <ul style="list-style-type: none"> <li>• \$250,000 CDBG</li> <li>• \$262,000 HOME</li> <li>• \$941,000 Redev Low Mod.)</li> </ul>	The city will continue to provide information and work with developers to assist them in creating additional housing opportunities for lower income households.

Table A-1: 2005-2010 Housing Element Program Implementation Status						
#	2005-2010 Program	Summary of Action	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.5	Affordable Housing Incentives	<p>The city uses Redevelopment Housing Set-Aside Funds and Housing Trust Funds to offer a number of incentives to facilitate affordable housing development. Incentives may include:</p> <ul style="list-style-type: none"> <li>• Payment of public facility fees</li> <li>• In-kind infrastructure improvements</li> <li>• Priority processing</li> <li>• Discretionary consideration of density increases above the maximum permitted by the General Plan</li> </ul>	O	P, HNS, F	The city assisted the following projects between 2005 and 2012: Density bonus provided to Bressi Ranch (plus \$2,000,000 in assistance) and Village by the Sea (plus \$200,000 in assistance).	Continue program, but remove reference to redevelopment funds.
3.6	Land Banking	<p>The city will continue to implement a land banking program to acquire land suitable for development of housing affordable to lower and moderate income households. The Land Bank may accept contributions of land in-lieu of housing production required under an inclusionary requirement, surplus land from the city or other public entities, and land otherwise acquired by the city for its housing programs. This land would be used to reduce the land costs of producing lower and moderate income housing by the city or other parties.</p>	O	CED, HNS	Between 2005 and 2012, the city worked with Habitat for Humanity to develop 11 condos and with another developer on construction of 56 unit Cassia Heights Apartments. (Both on land purchased by the city.)	The city will continue to implement a land banking program to acquire land suitable for development of housing affordable to lower and moderate income households.
3.7	Housing Trust Fund	<p>The city will continue to maintain the various monies reserved for affordable housing, and constituting the Housing Trust Fund, for the fiduciary administration of monies dedicated to the development, preservation and rehabilitation of housing in Carlsbad. The Trust Fund will be the repository of all collected in-lieu fees, impact fees, housing credits and related revenues targeted for proposed housing as well as other local, state and federal funds.</p>	O	HNS, F	The city continues to maintain the Housing Trust Fund, which had an available balance of approximately \$6.1 million as of December 31, 2012.	The city will continue to collect and distribute funds from the Housing Trust Fund to support the development and maintenance of affordable housing.

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3.8	Section 8 Housing Choice Vouchers	The Carlsbad Housing Authority will continue to operate the city's Section 8 Housing Choice Voucher program to provide rental assistance to very low income households.	O	HNS	<p>The Housing Authority continues to operate Section 8 Housing Choice Voucher Program.</p> <p>Between 2005 and 2012, 159 new vouchers issued. (Voucher program assists total of approximately 600 households per year.)</p>	The Carlsbad Housing Authority will continue to operate the Section 8 Housing Choice Voucher Program, subject to continued federal funding.
3.9	Mortgage Credit Certificates	The city participates in the San Diego Regional Mortgage Credit Certificate (MCC) Program. By obtaining a MCC during escrow, a qualified homebuyer can qualify for an increased loan amount. The MCC entitles the homebuyer to take a federal income tax credit of 20 percent of the annual interest paid on the mortgage. This credit reduces the federal income taxes of the buyer, resulting in an increase in the buyer's net earnings.	O	HNS	<p>The city continues to participate in MCC Program with one certificate issued in 2011.</p> <p>Between 2005 and 2012, 28 MCCs were issued with average of \$39,450 assistance per buyer.</p>	The city will continue to participate in the San Diego Regional Mortgage Credit Certificate Program.
3.10	Senior Housing	The city will continue to encourage a wide variety of senior housing opportunities, especially for lower-income seniors with special needs, through the provision of financial assistance and regulatory incentives as specified in the city's Senior Housing Overlay zone. Projects assisted with these incentives will be subjected to the monitoring and reporting requirements to assure compliance with approved project conditions	O	P, HNS	The city has provided a loan of \$3.75 million to assist in the development of the 50 unit Tavarua Senior Apartments. Building permits were issued on 12/16/11 with construction anticipated to be completed in early 2013. The apartments will be affordable to seniors at 30%, 40%, 50% and 60% of the Area Median Income.	The city will continue to encourage senior housing opportunities through financial assistance and regulatory incentives.

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3.11	Housing for Persons with Disabilities	The city will adopt an ordinance to establish a formal policy on offering reasonable accommodations to persons with disabilities with regard to the construction, rehabilitation, and improvement of housing. The ordinance will specify the types of requests that may be considered reasonable accommodation, the procedure and reviewing/approval bodies for the requests, and waivers that the city may offer to facilitate the development and rehabilitation of housing for persons with disabilities.	C	P, BCE	<p>The zoning ordinance amendment to remove the definition of “family” was adopted by the City Council in 2010 and approved by the Coastal Commission in 2011.</p> <p>The reasonable accommodations zoning ordinance amendment was adopted by the City Council in April 2011. The Coastal Commission approved the amendment with suggested modifications in October 2012. The City Council approved the suggested modifications in November 2012. The ordinance will become effective once the Coastal Commission accepts the final amendment, anticipated to occur in early 2013.</p> <p>In 2008, the city provided CDBG funds to TERI, Inc. for property acquisition for a residential care home for developmentally disabled adults.</p>	Program completed. Remove and revise to evaluate effectiveness of new policy and consider other ways to facilitate housing for persons with disabilities.
3.12	Housing for Large Families	In those developments that are required to include 10 or more units affordable to lower-income households, at least 10 percent of the lower income units should have three or more bedrooms. This requirement does not pertain to lower-income senior housing projects.	O	P	<p>The city continues to implement this program as part of its inclusionary housing ordinance.</p> <p>134 affordable housing units with three or more bedrooms were developed between 2005 and 2012.</p>	The city will continue to support the development of housing for large families.

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3.13	Farm Labor Housing	Pursuant to the State Employee Housing Act, the city permits by right employee housing for six or fewer in all residential zones where a single-family residence is permitted. Farm labor housing for 12 persons in a group quarters or 12 units intended for families is permitted by right on properties where agricultural uses are permitted. In 2004, the city amended the Zoning Code to conditionally permit farm labor housing for more than 12 persons in a group quarters or 12 units/spaces for households in the E-A, O, C-1, C-2, C-T, C-M, M, P-M, P-U, O-S, C-F and C-L zones.	C	CED, P	<p>A zoning ordinance amendment to comply with Health and Safety Code Sec. 17021.6 was adopted by the City Council in September 2012. The amendment permits farmworker housing by right or conditionally where agricultural uses are also permitted by right or conditionally. The amendment also provides standards. Staff anticipates the Coastal Commission will act on the amendment in early 2014.</p> <p>Through the Agricultural Mitigation Fee, the City committed \$2 million to fund La Posada de Guadalupe project, under construction in 2012. This project will expand the number of beds for homeless men and farmworkers from 50 to 100-120.</p>	Program completed. Remove.



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3.14	Housing for the Homeless	<p>Carlsbad will continue to facilitate the acquisition, for lease or sale, of suitable sites for emergency shelters and transitional housing for the homeless population. This facilitation will include:</p> <p>Participating in a regional or sub-regional summit(s) for the purposes of coordinating efforts and resources to address homelessness;</p> <p>Assisting local non-profits and charitable organizations in securing state and federal funding for the acquisition, construction and management of shelters;</p> <p>Continuing to provide funding for local and sub-regional homeless service providers that operate temporary and emergency shelters; and</p> <p>Identifying a specific zoning district in the city where emergency shelters will be permitted by right</p>	C/O	CED, P	<p>A zoning ordinance amendment to permit emergency shelters by right in the Planned Industrial and Industrial zones was adopted by the City Council in October 2012. In these zones, year-round shelters with up to 30 persons or beds are permitted by right; larger shelters are conditionally permitted. The amendment also provides basic standards. Staff anticipates the Coastal Commission will act on the amendment in early 2014.</p> <p>In 2010, the city received an application to expand the existing La Posada de Guadalupe homeless shelter from a temporary 50 bed facility to a permanent 100-120 bed facility. The application was recommended for approval by the Planning Commission and approved by the City Council in 2011. In addition, the city has committed \$2,000,000 in financial support for the La Posada de Guadalupe expansion from money collected through its Agricultural Mitigation Fee program (\$54,000 given to-date for project design costs). Also, in Dec. 2011, the city increased its total CDBG contribution to \$661,000 for this project. Construction is underway.</p>	Zoning amendment complete. Continue other facilitation activities.

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#	2005-2010 Program	Summary of Action	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.15	Transitional and Supportive Housing	Currently, the city's Zoning Ordinance does not address the provision of transitional housing and supportive housing. The city will amend the Zoning Ordinance to clearly define transitional housing and supportive housing. When such housing is developed as group quarters, they should be permitted as residential care facilities. When operated as regular multi-family rental housing, transitional and supportive housing should be permitted by right as a multi-family residential use in multi-family zones.	C	P	An ordinance amendment to address the provision of transitional and supportive housing was adopted by City Council in September 2012. The amendment fulfilled program objectives and identified transitional and supportive housing as either permitted or conditionally permitted uses in all residential zones and in commercial zones where residential is permitted. Staff anticipates the Coastal Commission will act on the amendment in early 2014.	Program completed. Remove.
3.16	Supportive Services for Homeless and Special Needs Groups	<p>The city will continue to provide CDBG funds to community, social welfare, non-profit and other charitable groups that provide services for those with special needs in the North County area.</p> <p>Furthermore, the city will work with agencies and organizations that receive CDBG funds to offer a City Referral Service for homeless shelter and other supportive services.</p>	O	HNS	<p>In 2012, the city provided CDBG assistance to 13 social service providers in North County and serves as a referral agency for homeless shelters and support services.</p> <p>The city provided approximately \$375,000 in assistance between 2005 and 2010.</p> <p>The city also contributed \$18,778 from the Housing Trust Fund in 2012 to the Alliance for Regional Solutions' winter shelter program. This program sponsors one site in Carlsbad as well as rotating sites at local churches throughout the county.</p>	The city will continue to support the development of housing and supportive services for homeless and other special needs groups.

**Table A-1: 2005-2010 Housing Element Program Implementation Status**

#	2005-2010 Program	Summary of Action	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.17	Alternative Housing	The city will continue to implement its Second Dwelling Unit Ordinance (Section 21.10.015 of the Carlsbad Municipal Code) and will continue to consider alternative types of housing, such as hotels and managed living units.	C/O	P, HNS	<p>The city continues to implement the Second Dwelling Unit Ordinance and consider alternative types of housing. 57 second units were permitted between 2005 and 2012.</p> <p>In September 2012, the City Council approved an ordinance amendment to the Village Master Plan and Design Manual to conditionally permit and establish standards for managed living units in certain districts of the Village area. The amendment fulfilled project objectives by providing standards for a viable, housing option for lower income persons. Staff anticipates the Coastal Commission will act on the amendment in early 2014.</p>	Zoning Program complete. Implement per ordinance and continue to provide information about potential sites to developers.
3.18	Military and Student Referrals	The city will assure that information on the availability of assisted or below-market housing is provided to all lower-income and special needs groups. The Housing and Redevelopment Agency will provide information to local military and student housing offices of the availability of low-income housing in Carlsbad.	O	HNS	The city provides information on assisted and below market housing to individuals and groups needing that information through pamphlets, the city's website, and distribution of info at community events and workshops.	The city will continue to reach out to students and members of the military to provide housing opportunities in the city.

Table A-1: 2005-2010 Housing Element Program Implementation Status						
#	2005-2010 Program	Summary of Action	Status	Dept. Responsible	Progress and Effectiveness in Meeting Objectives	Appropriateness
3.19	Coastal Housing Monitoring	<p>The city will monitor and record Coastal Zone housing data including:</p> <ul style="list-style-type: none"> <li>Housing units approved for construction after January 1, 1982.</li> <li>Housing units for persons and families of low or moderate income in new housing developments.</li> <li>Dwelling units occupied by persons and families of low or moderate income that are authorized to be demolished or converted</li> <li>Dwelling units occupied by persons and families of low or moderate income that are required for replacement or authorized to be converted or demolished as identified above</li> </ul>	O	CED	<ul style="list-style-type: none"> <li>589 units were constructed in the Coastal Zone between 2005 and 2012. 11,020 units have been developed since 1991.</li> <li>25 affordable units.</li> <li>0 demolitions authorized.</li> <li>0 replacements.</li> </ul>	Continue as per state law.
3.20	Housing Element Annual Report	To retain the Housing Element as a viable policy document, the Planning Department will undertake an annual review of the Housing Element and schedule an amendment if required. As required, staff also monitors the city's progress in implementing the Housing Element and prepares corresponding reports to the City Council, SANDAG, and California Department of Housing and Community Development annually.	O	P	The City most recently submitted an annual report on progress in implementing the Housing Element in 2011.	Continue.
4.1	Fair Housing Services	With assistance from outside fair housing agencies, the city will continue to offer fair housing services to its residents and property owners.	O	HNS	The city contracts with The San Diego County Center for Social Advocacy fair housing agency to provide their services to Carlsbad residents and property owners.	The city will continue to support fair housing services through information dissemination, monitoring, and partnerships with fair housing service providers.